

# DPZ Staff Presentation

ROUTE 28 STATION AREA-SOUTH WORK GROUP

October 10, 2012

# Materials to Cover

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1. Name Change
2. Schedule
3. Parks & Recreation Impacts
4. Schools Impacts
5. GMU Forecast Update
6. Land Use Discussion

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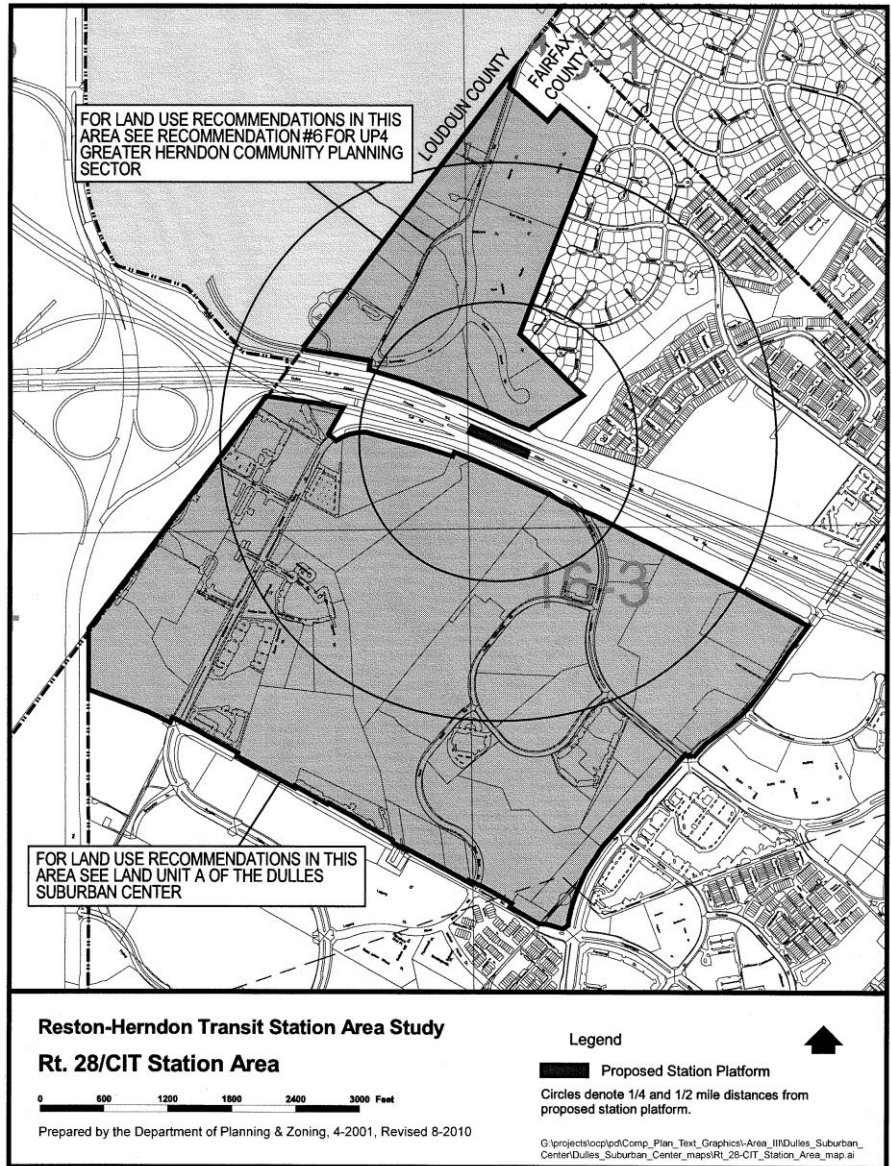
# 1. NAME CHANGE

# Innovation Center

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Name Change for:

- Metrorail Station
- Transit Station Area (with Boundary Change)
- Update Reference in the Comprehensive Plan
- Could change the study name and Work Group name.



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## 2. SCHEDULE

# Next Steps

6

- Refine land use level and mix with objective of improving forecast traffic. [November]
- Develop Plan Text for Land Unit A and the Sub-Districts that address: [Winter 2012/13]
  - ▣ Land Use Mix and Intensity
  - ▣ Transportation Demand Management
  - ▣ Urban Design
  - ▣ Parks
  - ▣ Public Facilities

# Route 28 Transit Station Area-South

7

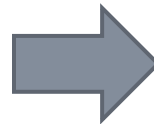
## Work Group & Staff

Working Group finalize  
land use level and mix

DPZ Provide Land Use Input  
for 527 [November]

Develop Plan Text  
[Winter 2012/13]

Publish Staff Report



## 527 Analyses

Consultant 527  
Transportation Analyses

VDOT Review of  
Transportation Analyses  
[Spring/Summer 2013]

Planning Commission  
Board of Supervisors  
[Fall 2013]

## 3. PARKS & RECREATION

Comparing Impacts: Scenario E & E.1



# Land Use Mix

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Initial Scenario E tested by original model run

- Jobs: 35,459
- Housing: 7,091 units
- Jobs/Housing Ratio: 5

New Scenario

- Jobs: 32,229
- Housing: 7,920 units
- Jobs/Housing Ratio: 4.1

# Current Service Levels

10

Local-serving Park and Recreation Facilities	Current Need	Currently Provided	Current Surplus or (Deficit)
Local parkland <i>5 acres per 10,000 residents (suburban standard)</i>	24 acres	24 acres	-
Rectangle fields <i>1 field per 2,800 residents</i>	2	2	-
Diamond fields <i>(varies by field type)</i>	2	1	(1)
Playgrounds <i>1 playground per 2,800 residents</i>	2	1	(1)
Sport courts <i>1 sport court per 2,100 residents</i>	2	1	(1)

# Scenario E Service Levels – Net Change and E.1

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Local-serving Park and Recreation Facilities	Scenario E Net Change Need	Scenario E Projected Surplus or (Deficit)	Scenario E.1 Projected Surplus or (Deficit)
Local parkland <i>5 acres per 1,000 residents (suburban standard) OR</i>	43 acres	(43 acres)	(51 acres)
<i>1.5 acres per 1,000 residents &amp; 1 acre per 10,000 employees (urban standard)</i>	15 acres	(15 acres)	(17 acres)
Rectangle fields <i>1 field per 2,800 residents</i>	3	(3)	(4)
Diamond fields <i>(varies by field type)</i>	3	(4)	(5)
Playgrounds <i>1 playground per 2,800 residents</i>	3	(4)	(5)
Sport courts <i>1 sport court per 2,100 residents</i>	4	(5)	(6)

## 4. SCHOOLS

Comparing Impacts: Scenario E & E.1

# Schools Serving Study Area

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- Adding 829 mid/high rise dwelling units results in 72 additional students

	Schools	Capacity	Enrollment 09/30/11	Projected Enrollment 2012-13	Capacity Balance 2012-13	Projected Enrollment 2017-15	Capacity Balance 2017-18	Potential Students from Scenario E	Potential (additional) Students from Scenario E.1
E L E M E N T A R Y	Coates	762	716	791	-29	1379	-617		
	McNair	<u>880</u>	<u>833</u>	<u>927</u>	<u>-47</u>	<u>1144</u>	<u>-264</u>		
	Total	1642	1549	1718	-76	2523	-881	577	(39)
M S	Carson	1350	1351	1406	-56	1506	-156	153	(11)
H S	Westfield	2772	2805	2730	42	2658	114	318	(22)

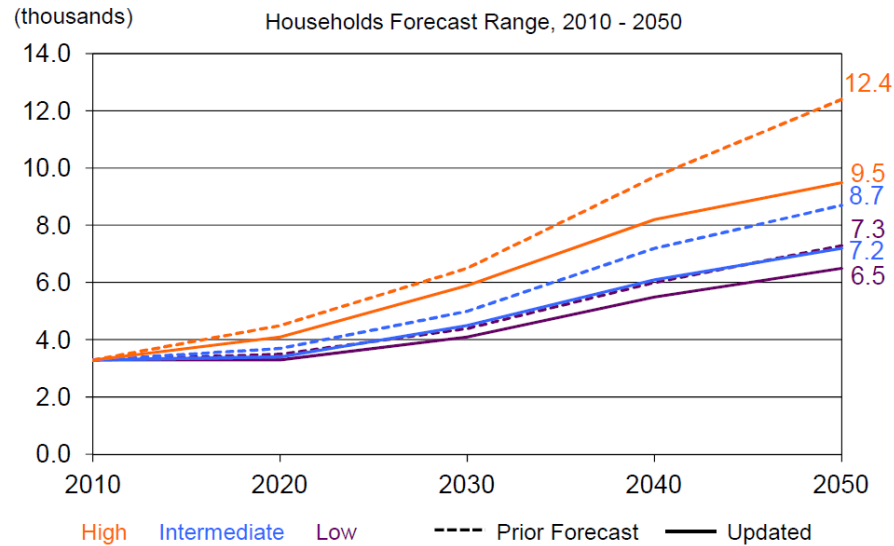
## 5. GMU FORECAST UPDATE

Comparing GMU's updated forecast  
& land use Scenarios E & E.1

# GMU UPDATED FORECAST

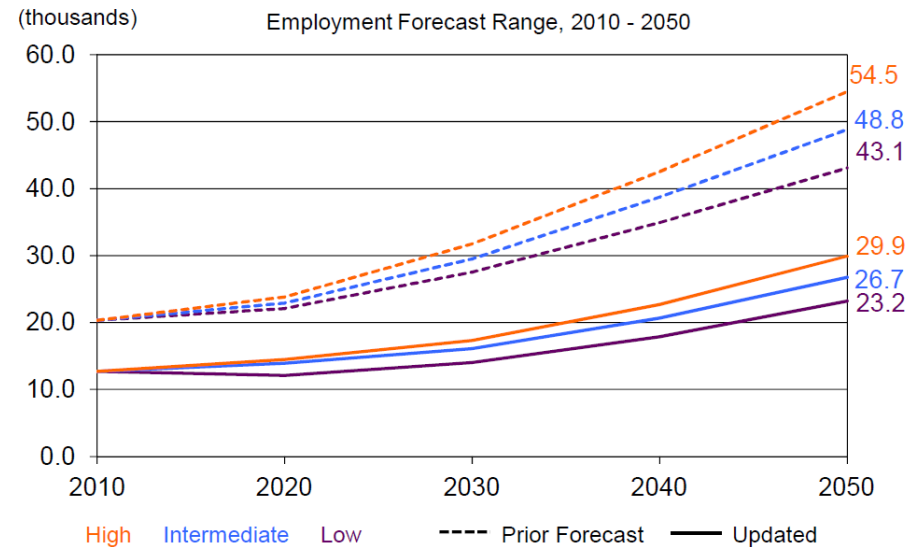
15

Figure 13  
Innovation Center Metro Station Area  
Households Forecast Range, 2010 - 2050



**Residential Units**

Figure 14  
Innovation Center Metro Station Area  
Employment Forecast Range, 2010 - 2050



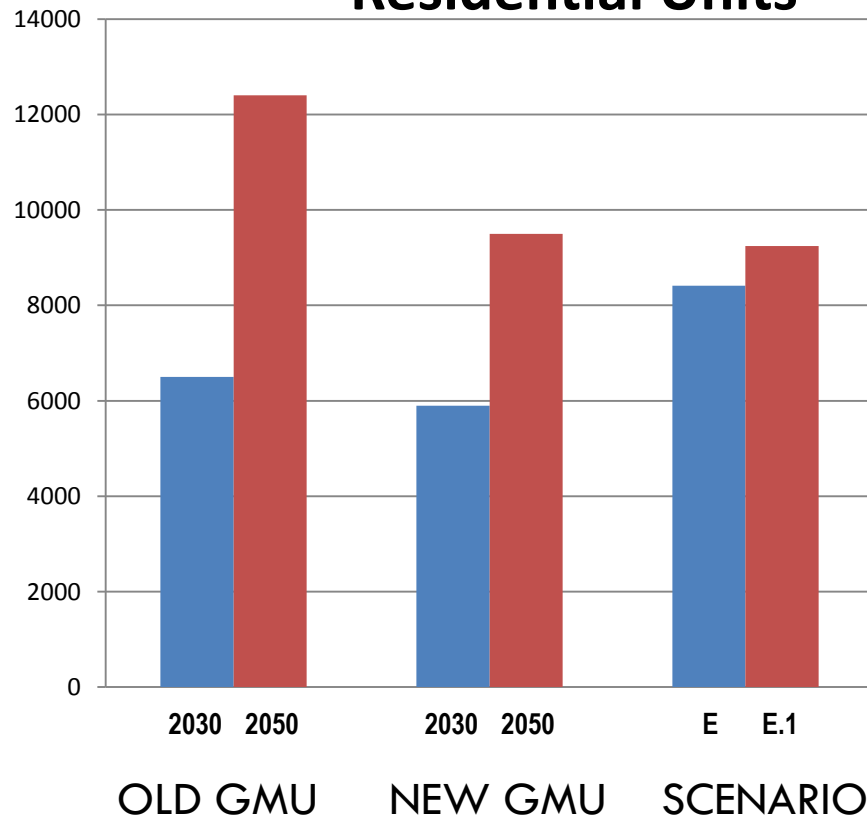
**Employment**

\* Please note that the above charts reflect GMU's DRAFT forecast update

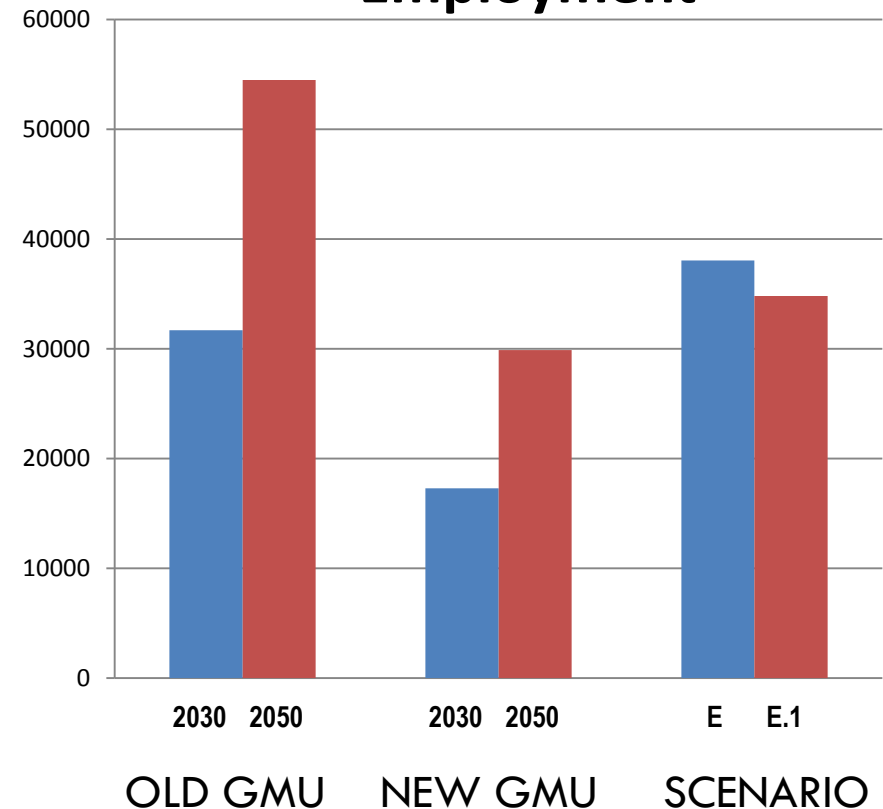
# Comparisons: GMU/Scenario E/Scenario E.1

16

## Residential Units



## Employment



\* Please note that the above charts reflect GMU's DRAFT forecast update



## 6. LAND USE DISCUSSION

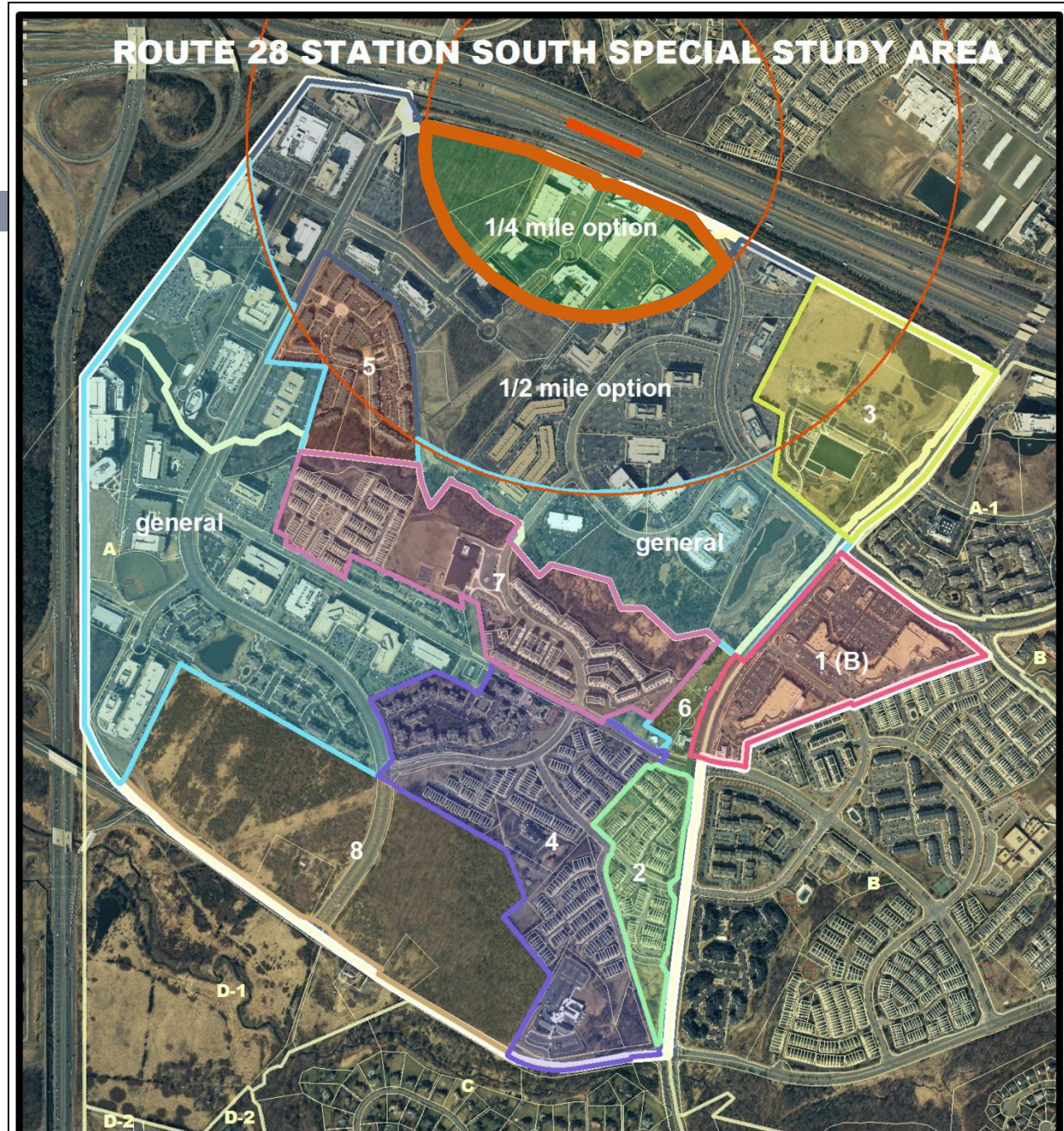
Draft Land Unit Text

# Proposed Sub Unit A1

18

## Tier 1

- 1/4 mile  
from station
- Mixed Use
- Greatest  
intensity in  
the TSA



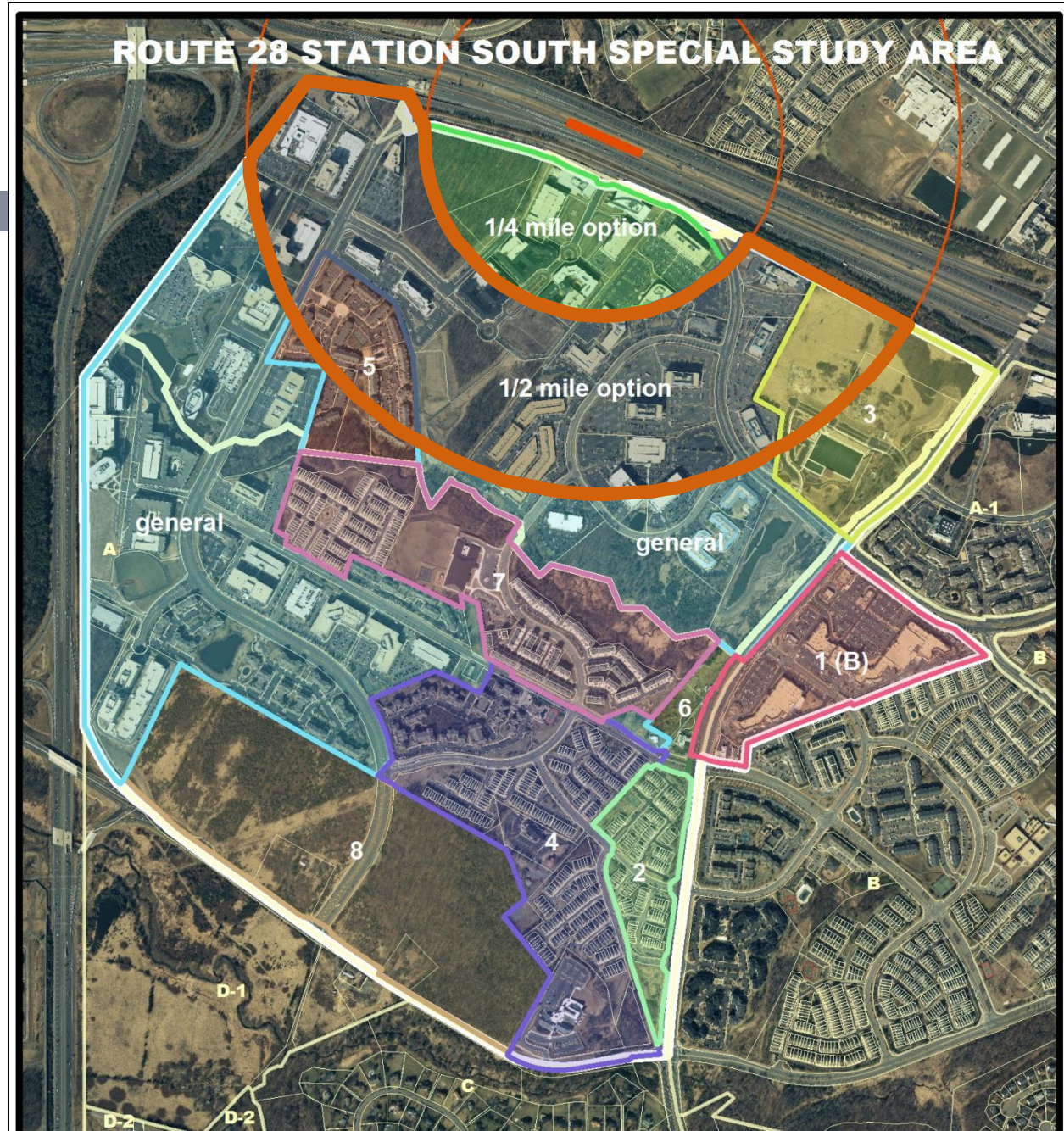


# Proposed Sub Unit A1

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## Tier 2

- 1/2- 1/4 mile from station
- Mixed Use
- Decreasing intensity



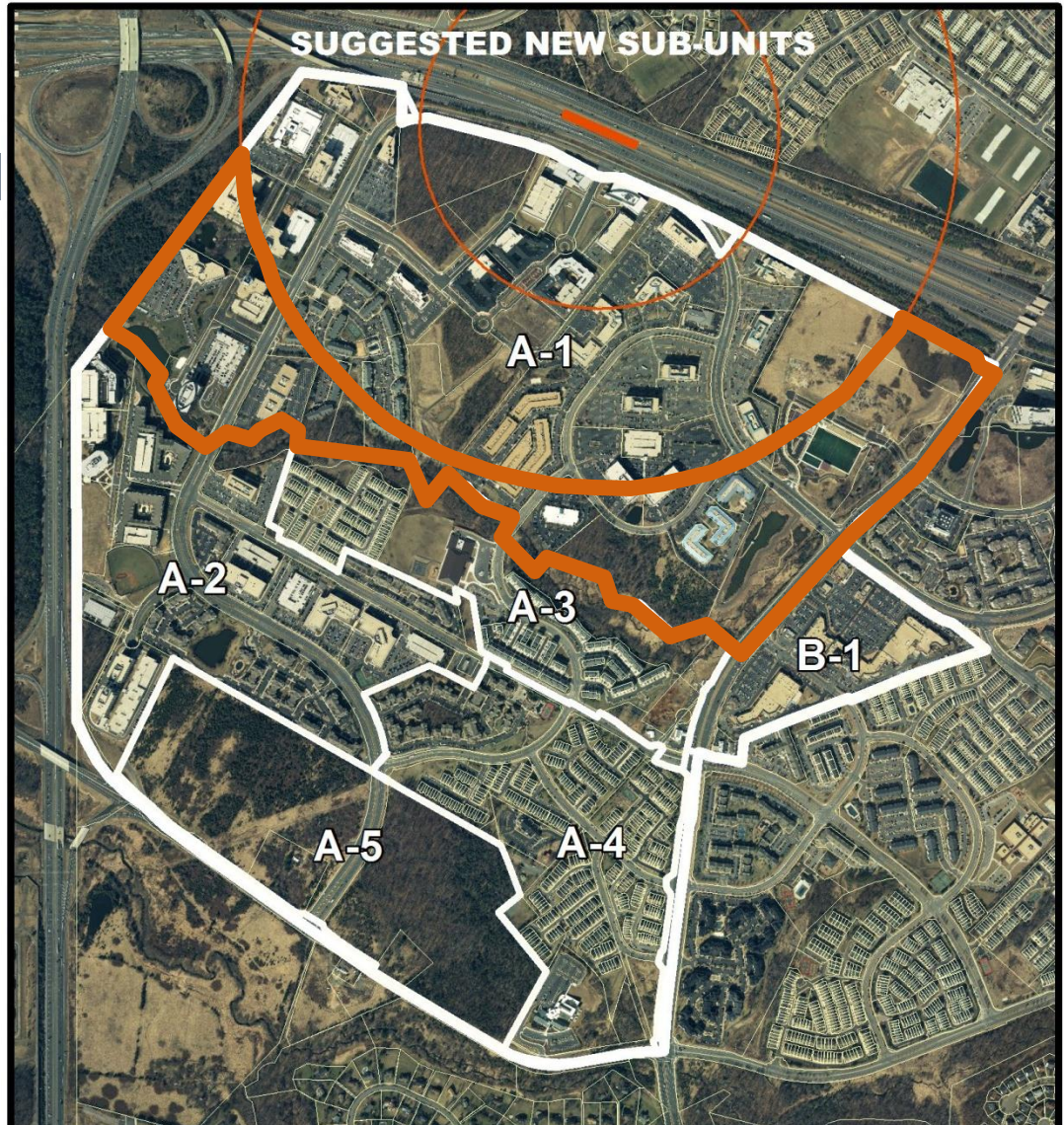


# Proposed Sub Unit A1

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## Tier 3

- Beyond ½ mile from station
- Residential with a mix of other uses.
- Decreasing intensity





# Proposed Sub-District: A-2

21

- Retain .50-1.0 FAR
- Planned for existing uses & intensities
- Appropriate transitions to adjacent residential

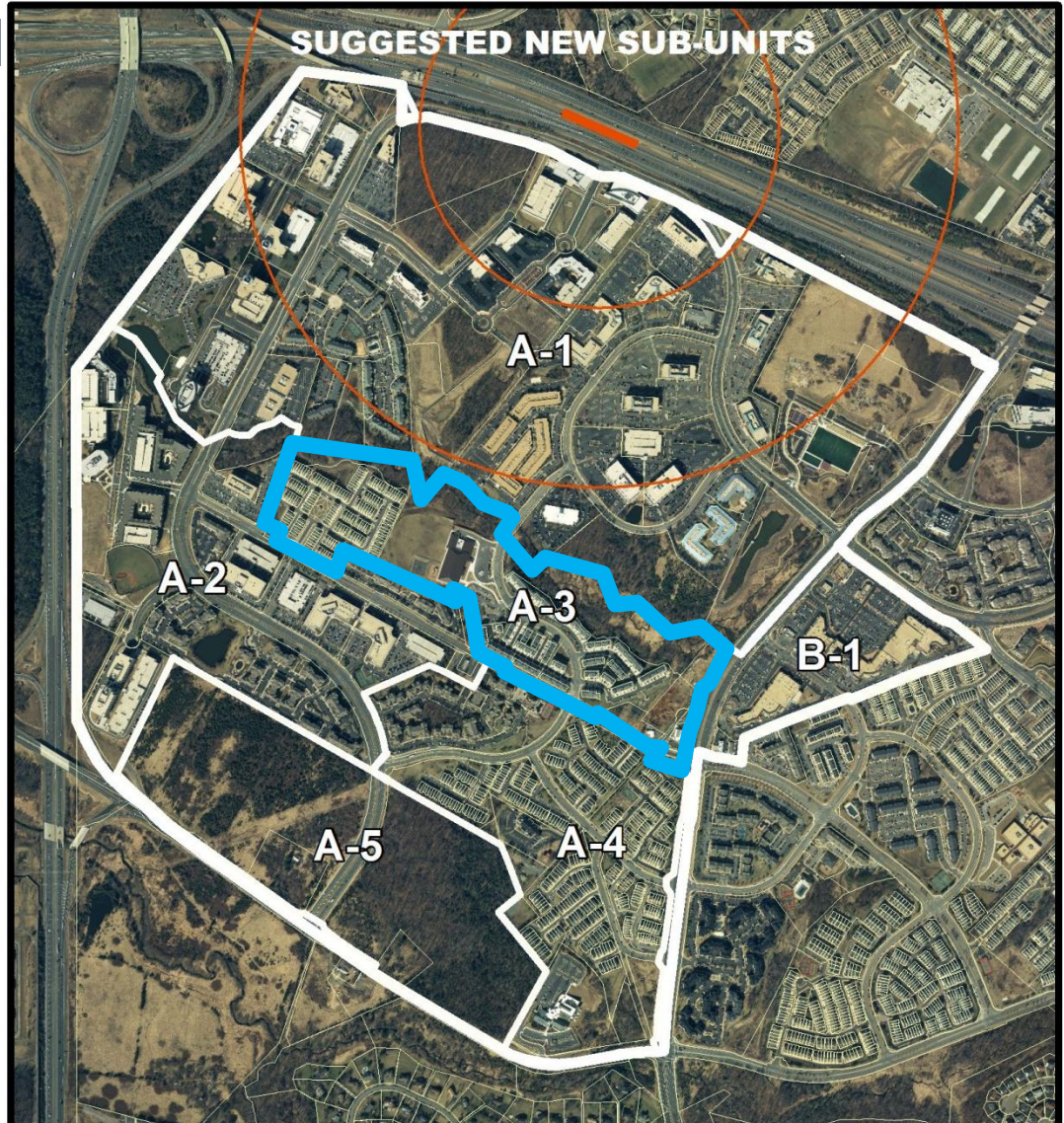




# Proposed Sub-District: A-3

22

- Retain 8-12 du/ac
- Planned for existing uses & intensities
- Eastern parcels retain .5-10 FAR for mix of commercial uses

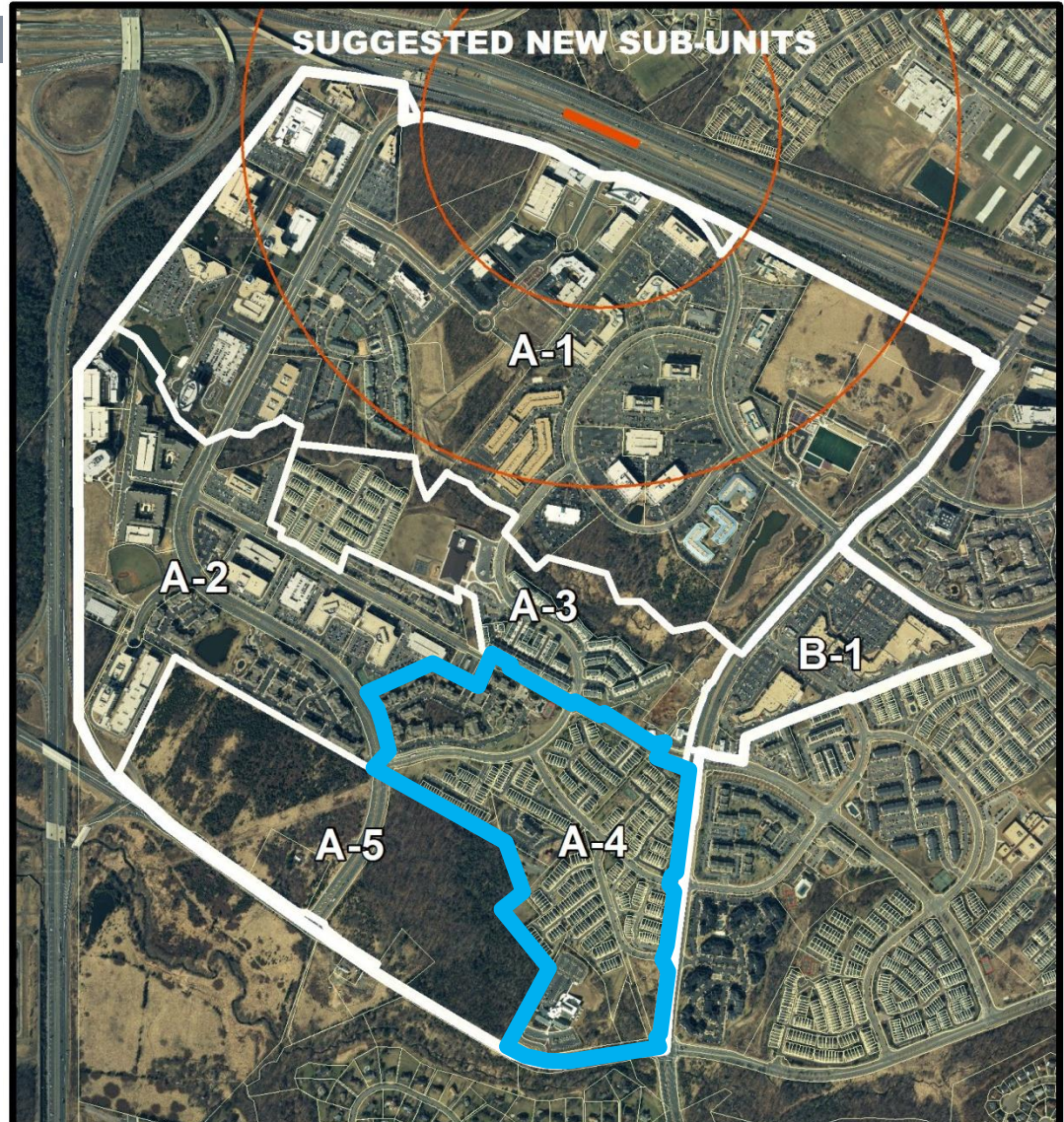




# Proposed Sub-District: A-4

23

- Retain 8-12 du/ac
- Planned for existing uses & intensities
- Appropriate transitions to adjacent residential

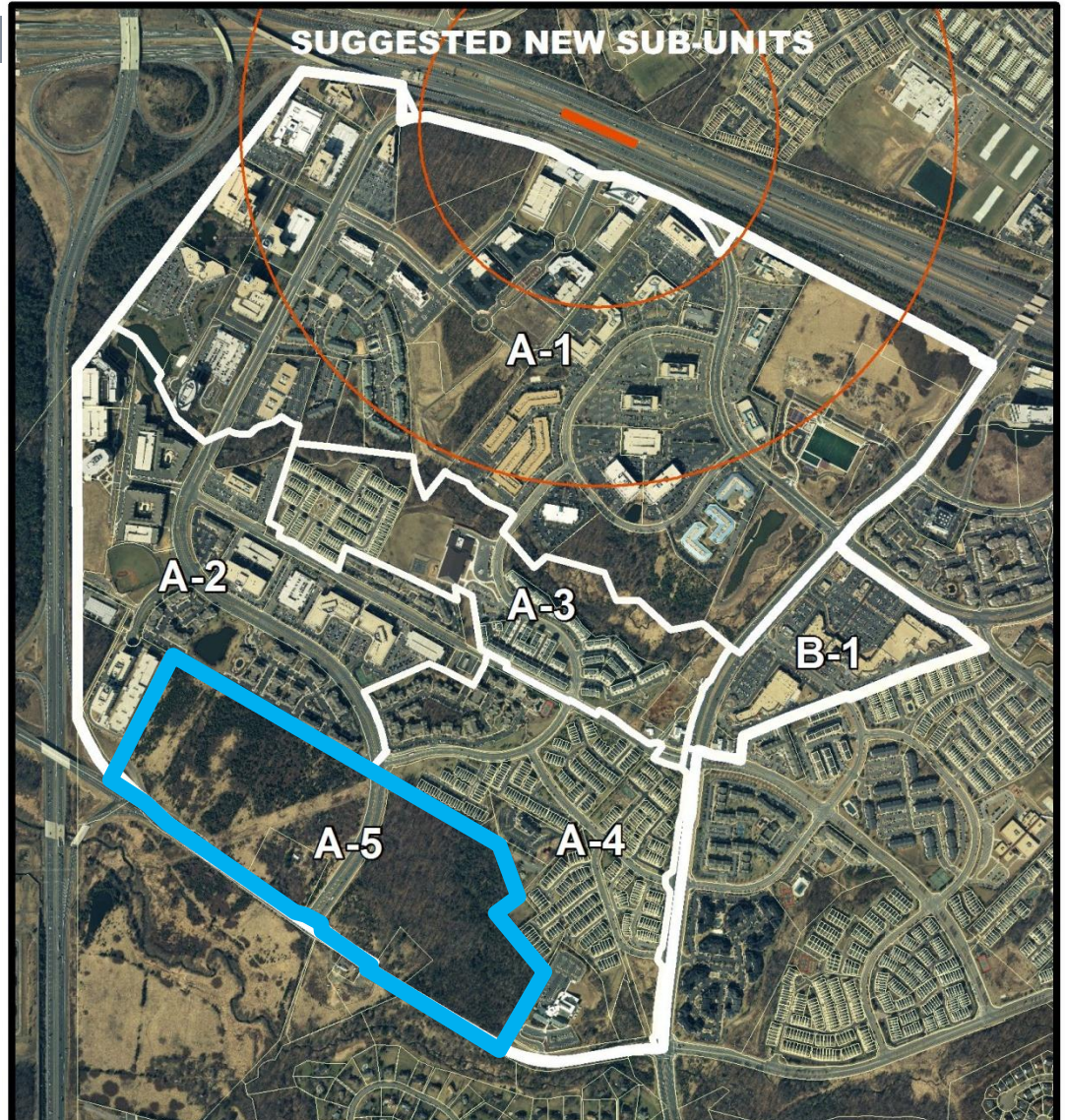




# Proposed Sub-District: A-5

24

- Opportunity to propose optional uses
- Current Plan
  - ▣ Mixed Use .50-1.0 FAR
  - ▣ Maximum of 300,000 of retail
  - ▣ Provision of land for schools facilities





# North of the Toll Road

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## Current Plan

- ❑ Retail and other
- ❑ Not within Suburban Center

## Proposed Plan

- ❑ Maintain current retail and hotel
- ❑ Pedestrian Access
- ❑ Improve buffer to residential

